Brighton & Hove City Council

Council Agenda Item 64

Subject: **Save Our Urban Fringe**

Date of meeting: **26 November 2026**

Proposer: **Cllr Alistair McNair**

Seconder: **Cllr Carol Theobald**

Ward(s) affected: **All**

Notice of Motion

Conservative Group

This council notes that:

1) There has been a citywide early engagement consultation on the next City Plan which ended in September 2026;
2) There will other City Plan consultations: a content and evidence consultation in the summer of 2027, a City Plan consultation between June and August 2028, and Full Council will consider the City Plan adoption in March 2029;
3) The urban fringe is a vital green lung of the city, home to diverse flora and fauna, precious woodland, and space for children to play and adults to escape;
4) Student demand has fallen, while purpose-built student housing has increased;
5) Housing pressure can be met by brownfield and previously developed land, empty homes, conversion of surplus student HMOs and under-used Purpose Built Student Accommodation, and sites already in the development pipeline;
6) That as a result of the above, the administration could set residents' minds at rest now and remove key urban fringe sites across the city from the revised City Plan, in particular Benfield Valley, but also sites such as land adjacent to Ladies Mile Nature Reserve and land previously removed next to Horsdean Recreation Ground, protecting precious green space for future generations.

This council resolves to request a report to the relevant Overview & Scrutiny Committee which explores the options for:

1) Prioritising family housing on brownfield sites and the return of student HMOs to C3 family use;
2) Protecting urban fringe sites.